

**ARCHITECTURAL BOARD OF REVIEW
MINUTES**

Monday, July 10, 2006 **David Gebhard Public Meeting Room: 630 Garden Street** **3:03 P.M.**

BOARD MEMBERS:
 BRUCE BARTLETT, Chair, Present
 JAMES LECRON, Vice-Chair, Present (arrived at 3:49 p.m., left at 8:20 p.m.)
 CHRISTOPHER MANSON-HING, Present
 GARY MOSEL, Present
 RANDY MUDGE, Present (left at 3:24 p.m.)
 LAURIE ROMANO, Present
 DAWN SHERRY, Present (left at 8:05 p.m.)
 MARK WIENKE, Present
 GRANT HOUSE, Absent
CITY COUNCIL LIAISON:
PLANNING COMMISSION LIAISON: STELLA LARSON, Absent
STAFF: JAIME LIMÓN, Design Review Supervisor, Present from 3:08 to 3:50 p.m.
 KELLY BRODISON, Planning Technician, Present
 GLORIA SHAFER, Commission Secretary, Present

CONCEPT REVIEW - NEW ITEM

1. CITYWIDE

Assessor's Parcel Number: 099-MSC-0RW
 Application Number: MST2006-00340
 Owner: City of Santa Barbara
 Applicant: Tully Clifford
 Engineer: Penfield & Smith Engineers

(Proposed installation of permanent traffic calming devices as part of two projects. The three typical improvements include: traffic circles, curb bulb-outs, and median islands. The locations for Project #1 are traffic circles at Alta Vista Road/Sola St. and Alta Vista Road/Victoria St.; median islands at Alta Vista Road/Anapamu St.; and bulb-outs at Quarantina St./De la Guerra St. and Quarantina St./Canon Perdido St. The locations for Project #2 are: traffic circles at Olive St./Valerio St. and Olive St./Sola St.; and bulb-outs at Garden St./Islay St. and Garden St./Arrellaga St.)

(3:50)

Present: Tully Clifford, Supervising Transportation Engineer; Derrick Rapp, Traffic Department Manager, Penfield & Smith Engineers; Bob Cunningham, Arcadia Studios;

Public comment opened at 4:30 p.m.

K. DeForest, resident, requested an opportunity for more public input.

Jill K., resident, requested an opportunity for more public input into traffic calming devices.

July 10, 2006 Minutes, Cont.

Public comment closed at 4:40 p.m.

- Motion:** Continued indefinitely to the Full Board with the following comments: 1) Provide further design iterations enhanced in terms of aesthetic detailing. 2) Provide more uniformity on bulb-out and handicapped ramps. 3) Provide a raised planter between handicapped ramps, with a curb/ramp detail as opposed to the current dust pan detail. 4) Extend the existing parkways to the leading edge of the proposed handicapped ramp to increase landscape. 5) Provide enhanced materials that are more neighborhood specific, especially at the tapered curbs of the traffic circles. 6) Study trees in the traffic circles of a size which will not create negative visibility impacts, yet large enough to be seen from a distance to announce the traffic circles. 7) Board looks forward to other landscape and hardscape enhancements to improve the aesthetic quality of the installations. 8) Board is troubled by the functionality of the proposed intersection of Sola and Alta Vista. Restudy the functionality in the subsequent submittal.
- Action:** Mudge/Wienke, 6/0/0. Romano stepped down.

**ARCHITECTURAL BOARD OF REVIEW
MINUTES**

Monday, August 28, 2006

David Gebhard Public Meeting Room: 630 Garden Street 3:00 P.M.

BOARD MEMBERS:

BRUCE BARTLETT, Chair, Present
JAMES LECRON, Vice-Chair, Absent
JIM BLAKELEY, Present (arrived at 3:35 p.m.)
CHRISTOPHER MANSON-HING, Present
GARY MOSEL, Present
RANDY MUDGE, Present
DAWN SHERRY, Present
MARK WIENKE, Present

CITY COUNCIL LIAISON:

GRANT HOUSE, Absent

PLANNING COMMISSION LIAISON:

STELLA LARSON, Absent

STAFF:

JAIME LIMÓN, Design Review Supervisor, Absent
KELLY BRODISON, Planning Technician, Present
GLORIA SHAFER, Commission Secretary, Present

CONCEPT REVIEW - CONTINUED ITEM

1. CITYWIDE

Assessor's Parcel Number: 099-MSC-0RW
Application Number: MST2006-00340
Owner: City of Santa Barbara
Applicant: Tully Clifford
Engineer: Penfield & Smith Engineers

(Proposed installation of permanent traffic calming devices as part of two projects. The three typical improvements include: traffic circles, curb bulb-outs, and median islands. The locations for Project #1 are traffic circles at Alta Vista Road/Sola St. and Alta Vista Road/Victoria St.; median islands at Alta Vista Road/Anapamu St.; and bulb-outs at Quarantina St./De la Guerra St. and Quarantina St./Canon Perdido St. The locations for Project #2 are: traffic circles at Olive St./Valerio St. and Olive St./Sola St.; and bulb-outs at Garden St./Islay St. and Garden St./Arrellaga St.)

(Second Concept Review.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

(3:30)

Present: Tully Clifford, Supervising Traffic Engineer for the City of Santa Barbara.

Public comment opened at 3:39 p.m.

Kellam DeForest, expressed concern that bulb-outs will ruin the historic nature of the area.

Michael Self, Santa Barbara Safe Streets, opposed.

Dale Francisco, Santa Barbara Safe Streets, opposed.

Leland Walmsley, Landscape Architect, in favor, provided visual material illustrating traffic calming and runoff mitigation techniques used in other cities.

Nick Pierce, Bungalow Heaven Neighborhood Association, in favor.

Jennifer Miller, resident, in favor.

Public comment closed at 3:49 p.m.

Motion: Continued indefinitely to the Full Board with the following comments: 1) The Board is in support of the following design changes: a. Provide enhanced paving to infill the small raised triangles between adjacent handicap ramps. b. At the larger triangle areas, between handicapped ramps, provide additional landscape planting, other than grass. c. Use a rolled curb style of simulated sandstone for the center island traffic circles. d. Re-

August 28, 2006 Minutes, Cont.

consider the proposed multi-trunk palms in favor of a less visually restrictive selection. Suggestions were to use a canopy tree, or single trunk Palm, or other landscape feature. Or, in lieu of a tree, a more centrally located and decorative sign monument. e. In center islands where 4 traffic signs are proposed, study other mechanisms of providing traffic signs using fewer posts and smaller sign areas. There is concern with the sign and post height impacting driver line of sight. One board member suggested studying a "button style" of center island where no signs and no landscaping are used, simply enhanced raised curb. f. On the Garden and Islay intersection, the Board would like to see the center island extended toward the north, increase the amount of landscaping or add an enhanced paving rumble strip as opposed to the painted line. g. In cross streets with less gradient, consider a bio-swale type bulb-out with curb cut outs to help mitigate urban run-off. 2) The Board likes the extension of the existing parkway up to the start of the handicapped ramp. 3) The Board appreciates the neighbors having taken ownership of the parkways and bulb-outs, especially in their maintenance.

Action: Wienke/Mudge 7/0/0. LeCron absent.

**ARCHITECTURAL BOARD OF REVIEW
MINUTES**

Monday, December 18, 2006 David Gebhard Public Meeting Room: 630 Garden Street 3:00 P.M.

BOARD MEMBERS:

BRUCE BARTLETT, Chair, Present
JAMES LECRON, Vice-Chair, Absent
JIM BLAKELEY, Present
CHRISTOPHER MANSON-HING, Present (out from 4:47 p.m. to 4:50 p.m.)
GARY MOSEL, Absent
RANDY MUDGE, Present
DAWN SHERRY, Present (arrived at 3:20 p.m.) (out from 6:18 p.m. to 6:25 p.m.)
MARK WIENKE, Present

CITY COUNCIL LIAISON:

GRANT HOUSE, Absent

PLANNING COMMISSION LIAISON:

STELLA LARSON, Absent

STAFF:

JAIME LIMÓN, Design Review Supervisor, Absent
KELLY BRODISON, Planning Technician, Present
GLORIA SHAFER, Commission Secretary, Present

December 18, 2006 Minutes, Cont.

FINAL REVIEW

2. CITYWIDE

Assessor's Parcel Number: 099-MSC-0RW
Application Number: MST2006-00340
Owner: City of Santa Barbara
Applicant: Tully Clifford
Engineer: Penfield & Smith Engineers

(Proposed installation of permanent traffic calming devices as part of two projects. The three typical improvements include: traffic circles, curb bulb-outs, and median islands. The locations for Project #1 are traffic circles at Alta Vista Road/Sola St. and Alta Vista Road/Victoria St.; median islands at Alta Vista Road/Anapamu St.; and bulb-outs at Quarantina St./De la Guerra St. and Quarantina St./Canon Perdido St. The locations for Project #2 are: traffic circles at Olive St./Valerio St. and Olive St./Sola St.; and bulb-outs at Garden St./Islay St. and Garden St./Arrellaga St.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

(3:50)

Present: Tully Clifford, Transportation Engineer; Browning Allen, Transportation Manager

Mr. Clifford addressed changes per the ABR's previous concerns, including: a. texture: a textured paving will be used at smaller bulb-outs, and landscaping on larger bulb-outs; b. curbs: a rolled curb will not be used on center the islands; c. sign placement: attempts have been made to move signs closer to the traffic circles to eliminate clutter; however, standard signs per the uniform manual on traffic devices will be used as opposed to decorative signs; d. bio-swale: after discussion with the bio-swale designer, and it was determined that use of a bio-swale for this project would pose more of a problem, possibly causing overflow onto the sidewalk. Mr. Allen was available to provide additional clarification and to answer questions from the Board.

Public comment opened at 4:03 p.m.

Robert Maxim, resident, doubts that the proposed traffic devices are the only way to slow down traffic, and expressed concern about the loss of parking space, and maintenance of the landscaping.

Kellam DeForest, President, Pearl Chase Society, stated his concerns with the lack of rolled curbs and potential visual obstruction at intersections.

Michael Self, Santa Barbara Safe Streets, provided documentation demonstrating petitions that were signed to neighboring residents, and voiced concerns that

December 18, 2006 Minutes, Cont.

Public Works did not meet the requirements for 65% public support.

Dale Francisco, Santa Barbara Safe Streets, voiced concerns with problems that are being caused by the traffic calming devices.

Jim Westby, Santa Barbara Safe Streets, suggested removing temporary traffic calming devices and postpone installation of permanent round-about until the St. Francis Hospital demolition is completed.

Public comment closed at 4:20 p.m.

Individual Commission Member's Comments (Condensed):

Board member Sherry stated that although the applicant has done everything they can to make the circles as attractive as possible, the circles are an aesthetic nuisance due to the need for continued maintenance.

There is concern with the trees in the traffic circles, understands they are for beautification, but concerned about vehicular safety.

Although the bulb-outs have some merit, questioned whether the traffic circles are aesthetically a progressive measure for the City.

There is concern that enough detail has not been provided, that a faster growing type of tree is needed, and that it sets a bad precedent to create new parkway and then pave it.

It is difficult to accept both bulb-outs and traffic circles at the same time without proof that they have worked successfully in the City. Proof is needed that a tree will fit into the traffic circle.

The applicant has accomplished most of the Board's previous requests, with the exception of the rolled curb and the extension of one island.

Failed

Motion: **Ready for Final Approval and continued indefinitely to the Consent Calendar with the comment following comments.**

1) The Board appreciates the enhancements to the materiality of the curbs and the enhanced paving. 2) The trees in the islands are proposed at a substantial size, but there is some concern by a minority of the Board that trees should not be planted in the islands. 3) The shapes and proposed landscape associated with the proposed bulb-outs are handsomely detailed and increases the amount of landscape at the proposed intersections. 4) The Board is disappointed that the Garden Street median can not be extended but understands the technical ramifications of why this can not occur. 5) Provide details indicating that the concrete color and texture will

December 18, 2006 Minutes, Cont.

resemble sandstone. 6) Provide fast growing box trees that meet visibility clearance standards. 7) Provide additional landscape details. 8) Replace the proposed brick or paved parkways with landscaping.
Action: Mudge/Bartlett, 3/0/3. **Motion failed.** Blakeley/Manson-Hing/Sherry abstained. (LeCron/Mosel absent.)

Substitute

Motion: **Continued indefinitely to the Consent Calendar with the following comments:** 1) The project is Ready for Final Approval. 2) Provide details indicating that the concrete color and texture will resemble sandstone. 3) Replace proposed brick or paved parkways with landscaping in particular at the high school intersection. 4) Provide fast growing box trees to meet visibility clearance standards. 5) Provide all appropriate landscape details. 6) The Board finds that the traffic circles in the center of three intersections are aesthetically detrimental, and the circles are not a part of this approval. The circles are continued indefinitely with the applicant to restudy the design to address the Boards concern relating to tire marking of hardscape and potential damage to the landscape.

Action: Mudge/Wienke, 6/0/0. Motion carried. (LeCron/Mosel absent.)

ARCHITECTURAL BOARD OF REVIEW

MINUTES

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Tuesday, January 16, 2007

David Gebhard Public Meeting Room: 630 Garden Street

3:

BOARD MEMBERS:

MARK WIENKE, Chair, Present

CHRISTOPHER MANSON-HING, Vice-Chair, Present

JIM BLAKELEY, Present

GARY MOSEL, Present

RANDY MUDGE, Present

DAWN SHERRY, Present (out from 4:13 to 4:18 p.m.)

CITY COUNCIL LIAISON:

GRANT HOUSE, Absent

PLANNING COMMISSION LIAISON:

BRUCE BARTLETT, Absent

STAFF:

JAIME LIMÓN, Design Review Supervisor, Present (from 3:04 p.m. to 5:26 p.m.)

KELLY BRODISON, Planning Technician, Present

GLORIA SHAFER, Commission Secretary, Present

January 16, 2007 cont.

FINAL REVIEW

1. CITYWIDE

(3:15) Assessor's Parcel Number: 099-MS-0RW
Application Number: MST2006-00340
Owner: City of Santa Barbara
Applicant: Tully Clifford
Engineer: Penfield & Smith Engineers

(Proposed installation of permanent traffic calming devices as part of two projects. The three typical improvements include: traffic circles, curb bulb-outs, and median islands. The locations for Project #1 are traffic circles at Alta Vista Road/Sola St. and Alta Vista Road/Victoria St.; median islands at Alta Vista Road/Anapamu St.; and bulb-outs at Quarantina St./De la Guerra St. and Quarantina St./Canon Perdido St. The locations for Project #2 are: traffic circles at Olive St./Valerio St. and Olive St./Sola St.; and bulb-outs at Garden St./Islay St. and Garden St./Arrellaga St. The location and circulation design for this project was approved by City Council on April 11, 2006.)

(Referred to Full Board from the January 8, 2007 Consent Calendar, for aesthetic comments only on the pavement, texture, materials and landscaping.)

(3:32)

Present: Tully Clifford, Transportation Engineer; Allen Browning, Transportation Manager; Jaime Limón, Senior Planner.

Mr. Limon summarized a memo from Paul Casey, Community Development Director, clarifying the ABR's authority on the City project.

Mr. Clifford highlighted changes that were made to Traffic Control Devices, per the Boards request, at the following locations:

1. Alta Vista and Sola Street
2. Alta Vista and Victoria Street
3. Alta Vista Road and Anapamu Street (in front of the high school)
4. Canon Perdido Street and Quarantina Street
5. Quarantina Street and De La Guerra
6. Islay Street and Garden Street
7. Arrellaga Street and Garden Street
8. Garden Street and Sola Street
9. Sola Street and Olive Street

Public comment opened at 3:50 p.m. The following individuals/representatives spoke in favor or opposition:

January 16, 2007 cont.

Nick Pierce, resident, in favor.

Joseph Rution, representing Bungalow Haven Neighborhood Association, in favor.

Kellam DeForest, resident, opposed.

Dale Francisco, representing Santa Barbara Safe Streets, opposed.

Michelle Giddens, President, Citywide Homeowners Group, opposed.

Jim Westby, Vice-President Santa Barbara Safe Streets, opposed.

Jill Kent, resident, opposed.

Michael Self, President, Santa Barbara Safe Streets, opposed. Submitted e-mails from Karen Friedman and Elena Urschel, opposed.

Public comment closed at 4:05 p.m.

Straw vote #1: How many would like to see symmetry at the bulb-out curbs whenever possible? 4/2/0.

Straw vote #2: How many want a tree at Alta Vista and Sola? 2/4/0. Opposed.

Straw vote #3: How many would like to extend the island apron (imitation sandstone) northward as a triangle within the painted line at the Garden and Islay intersection? 4/2/0

Motion: **Continued indefinitely back to the Full Board. The Board requested the design of the intersection to be revised to provide as much symmetry as possible. The following comments are listed by intersection:**

1) At Alta Vista and Sola Streets: **a.** either remove the tree or install a narrower tree, other than Olive; **b.** install cross walks as required; **c.** provide authentic sandstone curb detailing to the round-about concrete curb including a sandstone color, texture, and scoring joints; 2) At Alta Vista Road and Victoria Street, use the revised type handicapped directional ramps at all four corners for uniformity. 3) At Alta Vista Road and Anapamu Street (in front of the high school), widen the handicapped ramps on the west side of Anapamu, on both sides of the street. 4) At Canon Perdido and Quarantina Streets, adjust the handicap ramps to align with the ladder crosswalks on the north side of Canon Perdido. 5) At De La Guerra and Quarantina Streets: **a.** flare the curb at the southeast corner onto Quarantina Street at the handicap ramp; **b.** match the

January 16, 2007 cont.

same flare on the opposite bulb out. 6) At Islay and Garden Streets: a. provide a longer apron to the north end of garden street median; b. flare the north side of Garden Street handicapped ramps on both sides. 7) At Arrellaga and Garden Streets, increase the amount of landscape at the handicapped ramps. 8) At Garden and Sola Streets, continue the imitation sandstone looking concrete curb when it abuts existing sandstone curb. 9) At Sola and Olive Streets, in order to accommodate the existing manhole, study having no landscaping and creating a button style manhole with landscape around it.

Action: Mosel/Manson-Hing, 6/0/0. Motion carried.

Monday, February 5, 2007 David Gebhard Public Meeting Room: 630 Garden Street 3:08 P.M.

BOARD MEMBERS:

MARK WIENKE, Chair, Present
CHRISTOPHER MANSON-HING, Vice-Chair, Absent
JIM BLAKELEY, Present
GARY MOSEL, Present
RANDY MUDGE, Present
DAWN SHERRY, Present (arrived at 3:50 p.m.)

CITY COUNCIL LIAISON:

GRANT HOUSE, Absent

PLANNING COMMISSION LIAISON:

BRUCE BARTLETT, Absent

STAFF:

JAIME LIMÓN, Design Review Supervisor, Absent
KELLY BRODISON, Planning Technician, Present
HEATHER BAKER, Project Planner, Present (from 6:32 p.m. until 8:05 p.m.)
GLORIA SHAFER, Commission Secretary, Present

FINAL REVIEW

2. CITYWIDE

Assessor's Parcel Number: 099-MSC-0RW
Application Number: MST2006-00340
Owner: City of Santa Barbara
Applicant: Tully Clifford
Engineer: Penfield & Smith Engineers

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(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

(4:22)

Present: Browning Allen, Transportation Supervisor; Amanda, Transportation Engineer.

Mr. Allen presented site plan changes in response to the Boards requests from the ABR meeting of January 16, 2007.

Public comment opened at 5:39 p.m. The following individuals spoke in favor or opposition:

Joseph Rution, Bungalow Haven Neighborhood Association, in favor. If an artifact is installed at Sola and Olive intersection, prefers an Arts & Crafts motif.

Kellum De Forest, neither. Provided photographs of several roundabouts used in the City of Seattle. Requested that consideration be given to the use of sandstone.

Beverly Johnson Trial, opposed. The yellow stripping used at other intersections works and is eye catching.

Public comment closed at 5:45 p.m.

February 5, 2007 Minutes, Cont.

Motion: **Final Approval and return on Consent Calendar with the following comments:** 1) Return with the final texture of the faux concrete sandstone concrete curb texturing. 2) The apron is to have scoring, at 24 inch and random patterning in both the apron and the curb. 3) Provide a structural joint/score between the apron and the curb. 4) At Alta Vista/Sola, install a Firewheel/Rotary tree in lieu of an Olive tree. 5) At Alta Vista/Victoria, no trees are to be installed. The southwest corner is to have crosswalk stripping to match the other corners. 6) At Islay/Garden, use a lane line to announce the median, as opposed to the triangle. 7) At Arrellaga/Garden, provide imitation sandstone returns at the handicapped ramps, and at other locations where there is adjacent sandstone curbs. 8) At Alta Vista/Sola, Alta Vista/Victoria, and Arrellaga/Garden, study the use of large rocks or boulders and integrating them into the landscape behind the curbs of the roundabouts.

Action: Sherry/Blakeley, 5/0/0. (Manson-Hing absent.)